152.0	0004	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	887,000 / 887,000
					USE VALUE:	887,000 / 887,000
					ASSESSED:	887,000 / 887,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QAZILBASH ANWAR
Owner 2:	QAZILBASH EMILY KALEJS
Owner 3:	
Street 1:	26 HAWTHORNE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ELLIS ELIZABETH A -
Owner 2:	-
Street 1:	26 HAWTHORNE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,945 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1931, having primarily Vinyl Exterior and 2013 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5945.000	408,300		478,700	887,000
Total Card	0.136	408,300		478,700	887,000
Total Parcel	0.136	408,300		478,700	887,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 440.59 | /Parcel: 440.5

Legal Description

User Acct 100660

GIS Ref

GIS Ref

Insp Date 05/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 152.0-0004-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	408,400	0	5,945.	478,700	887,100	887,100	Year End Roll	12/18/2019
2019	101	FV	331,500	0	5,945.	448,800	780,300	780,300	Year End Roll	1/3/2019
2018	101	FV	330,900	0	5,945.	371,000	701,900	701,900	Year End Roll	12/20/2017
2017	101	FV	330,900	0	5,945.	341,100	672,000	672,000	Year End Roll	1/3/2017
2016	101	FV	330,900	0	5,945.	311,100	642,000	642,000	Year End	1/4/2016
2015	101	FV	293,800	0	5,945.	305,200	599,000	599,000	Year End Roll	12/11/2014
2014	101	FV	293,800	0	5,945.	283,600	577,400	577,400	Year End Roll	12/16/2013
2013	101	FV	293,800	0	5,945.	269,900	563,700	563,700		12/13/2012

!11905!

PRINT

Date	Time
12/11/20	02:02:07

LAST REV

Date	Time
05/31/18	14:26:23
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11905

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ELLIS ELIZABETH	1393-1		11/22/2010		595,000	No	No		
KAPILIAN CARROL	41071-219		9/30/2003		585,000	No	No		
	808-100		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	100660
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	BS	Barbara S
1/15/2009	Meas/Inspect	372	PATRIOT
1/25/2004	MLS	HC	Helen Chinal
12/16/1999	Mailer Sent		
11/19/1999	Measured	270	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5945		Sq. Ft.	Site		0	80.	1.01	9									478,682						478,700	

Total AC/HA: 0.13648 | Total SF/SM: 5945 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 478,682 | Spl Credit | Total: 478,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16405070
Const Adj.:	0.98990101
Adj $ / SQ:	144.037
Other Features:	87957
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	457767
Depreciation:	49439
Depreciated Total:	408329

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	5	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

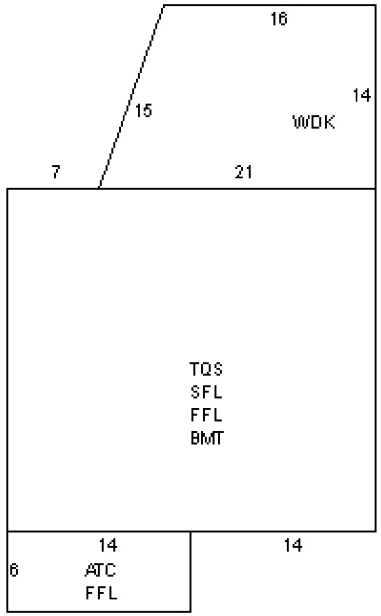
No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	158.44
Special Features:	0	Val/Su Net:	134.75
Final Total:	408300	Val/Su SzAd	199.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	812	144.040	116,958
BMT	Basement	728	43.210	31,458
SFL	Second Floor	655	144.040	94,373
TQS	3/4 Story	546	144.040	78,644
WDK	Deck	259	9.760	2,528
ATC	Attic	29	144.040	4,235
	Net Sketched Area:	3,030	Total:	328,196
Size Ad	2042.6000	Gross Are	3339	FinArea 2013

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0004-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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